



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image									
Account	660103066			<p>\\tsclient\C\Users\rln\Pictures\2020-01-29\IMG_0061.JPG 1/31/2020</p>									
Parcel ID	24N18E-14-3-00000-001-0000												
Cadastral ID	14-24-18-00311												
Property Type	REAL - Real Property												
Property Class	RA	VI Area	2										
Tax Area	14 - CHELSEA RURAL												
Name ID	331143												
RED CEDAR TREE PROPERTY LLC													
1010 W MEMORIAL RD OKLAHOMA CITY OK 73114-0000													
Parcel Location													
Situs													
Subdivision													
Lot/Block	/	Parcel Size	33.65 - Acres										
Sec/Twn/Rng	14 / 24 / 18 / 3												
Neighborhood	4050 - CHELSEA FOYIL RURAL												
School District	S003 - CHELSEA SCHOOLS												
Legal Description Lat/Long: 36.55583258 -95.36239391													
TR DESC AS BEG SW/C SEC; N01.3625W 1511.23'; CURVE LEFT RAD 2967.50 CENT ANG 20.4837 CHORD BEAR N81.3347E CHORD DIST 1071.91 ARC DIST 1077.82'; S01.3800E 672.51'; S01.3625E 315'; N89 1945E 420'; S01.3800E 650'; S88.1945W 1020.06													
Building Permits													
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount									
Exemptions													
Sale History													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code				
					/	WISDOM INVESTMENTS LLC	06/24/2020	499,000	WG				
					/	WISDOM, LARRY D &	07/18/2019	0	4				
Parcel Valuation													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax				
Remove Cap	2021		Land Value	5,298	5,298	11%	Assessed	4,648	384.62				
Year Frozen			Improvements	45,250	36,954		Penalty	0					
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00				
TIF Project ID	0		Total Value	50,548	42,252		Total Taxable	4,648	385.00				
Assessment History													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660103066	RED CEDAR TREE PROPERTY LLC			14	47,960	0	4,513	373.00				
2024	2024-660103066	RED CEDAR TREE PROPERTY LLC			14	45,690	0	4,381	370.00				
2023	2023-660103066	RED CEDAR TREE PROPERTY LLC			14	38,668	0	4,254	363.00				
2022	2022-660103066	RED CEDAR TREE PROPERTY LLC			14	38,668	0	4,254	360.00				
2021	2021-660103066	RED CEDAR TREE PROPERTY LLC			14	58,921	0	6,482	549.00				
2020	2020-660103066	RED CEDAR TREE PROPERTY LLC			14	41,736	0	4,561	387.00				
2019	2019-660103066	WISDOM INVESTMENTS LLC			14	40,258	0	4,429	380.00				



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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	5,298
Site Improvements	45,250
Total Value	50,548 0.00 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	66x80x0			5,280
	Qual	Cond	Year	2013	Eff Age	
	Valuation Summary Base Cost (8.57 x 5,280) 45,250		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD 45,250
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			3.650	224	224	818	818
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			20.000	224	224	4,480	4,480
IMP PST Totals						23.650			5,298	5,298
SM	STRIP MINES	WASTE	10			10.000	0	0	0	0
WASTE Totals						10.000			0	0
Total Agland						33.650			5,298	5,298